

Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*
· ESTABLISHED 1887 ·

Information Package

For

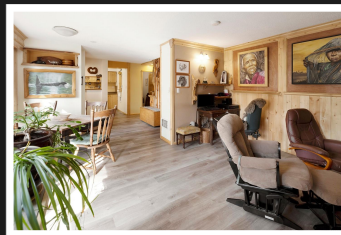
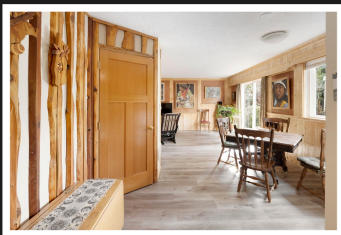
15-3208 Gibbins Rd, Duncan



PEMBERTON
HOLMES

· ESTABLISHED 1887 ·

TOWNHOUSE WITH CUSTOM TOUCHES!



15-3208 Gibbins Rd

AWESOME TOWNHOME that has received lots of custom love! The home has lots of wood features, including some very cool live edge shelving, beautiful fir doors throughout, new flooring, and even a separate customized shower in the main bathroom. This is not your average home, there is so much character here! The living is open and bright with lots of light beaming through the windows and sliders out to the nice private yard with a nice little fire pit and a storage area as well. The kitchen is cute too, with lots of cupboards and nice countertops. The main floor also has a 2pc bath and stackable washer/dryer. Upstairs you'll find your 3 bedrooms and a full bath. Pets are welcome. Call your realtor today for a private viewing!



Priced at
\$469,000

Area	West Duncan	Age	1970
Bedrooms	3	Taxes	2027
Bathrooms	2	Tax Year	2021
Lot Size		MLS#	895160
Floor Space	1170	Parking	

DAN JOHNSON*
Pemberton Holmes - Duncan

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Code with your
smart phone



(250) 746-8123
wrkn4you@gmail.com
ww.DuncanBCRealEstate.ca

23 Queens Road
Duncan, V9L 2W1



Dan Johnson
 Personal Real Estate Corporation
 Cell: 250-709-4987
 wrkn4you@gmail.com
 Pemberton Holmes Ltd. (Dun)



**15 - 3208 Gibbins Rd
 Du West Duncan ~ V9L 1G8**

Interior Details

Layout: Main Level Entry with Upper Level(s)
Bedrms: 3 **Kitchens:** 1
Baths Tot: 2 **Fireplaces:** 0
Bth 2Pce: 1 **Storeys:** 2
Bth 3Pce: 0 **Fin SqFt:** 1,170
Bth 4Pce: 1 **Unfin SqFt:** 0
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 0 **Basement:** Crawl Space
Ens 4+Pce: 0 **FP Feat:**
App Incl: F/S/W/D
Intr Ftrs

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Main	2-Piece
Dining Room	Main	7'3x6'8
Entrance	Main	4'5x7'3
Kitchen	Main	8'6x9'10
Living Room	Main	13'2x15'1
Bathroom	Second	4-Piece
Bedroom	Second	9'1x7'9
Bedroom	Second	11'8x9'8
Primary Bedroom	Second	9'8x15'2

Listing Summary

MLS@: 895160 **List Price:** \$469,000
Status: Active **Orig Price:** \$469,000
Sub Type: Row/Twn **Sold Price:**
DOM: 0 **Pend Date:**
Taxes: \$2,027 **Strata Fee:** \$420
2022 Asmt: \$326,800 **Title:** Frhld/Str

Remarks

AWESOME TOWNHOME that has received lots of custom love! The home has lots of wood features, including some very cool live edge shelving, beautiful fir doors throughout, new flooring, and even a separate customized shower in the main bathroom. This is not your average home, there is so much character here! The living is open and bright with lots of light beaming through the windows and sliders out to the nice private yard with a nice little fire pit and a storage area as well. The kitchen is cute too, with lots of cupboards and nice countertops. The main floor also has a 2pc bath and stackable washer/dryer. Upstairs you'll find your 3 bedrooms and a full bath. Pets are welcome. Call your realtor today for a private viewing!

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt		585	585		
Beds	0	0	3	0	0
Baths	0	1	1	0	0
Kitchens	0	1	0	0	0

Building Information

Built (est): 1970 **Lgl NC Use:**
Oth Equ:
Const Mt: Frame Wood, Insulation: Ceiling, Insulation: Walls, Stucco
Ext Feat:

Frnt Faces: SW **Bldg Style:**
Bldg Warr:
EnerGuide Rtg/Dt:

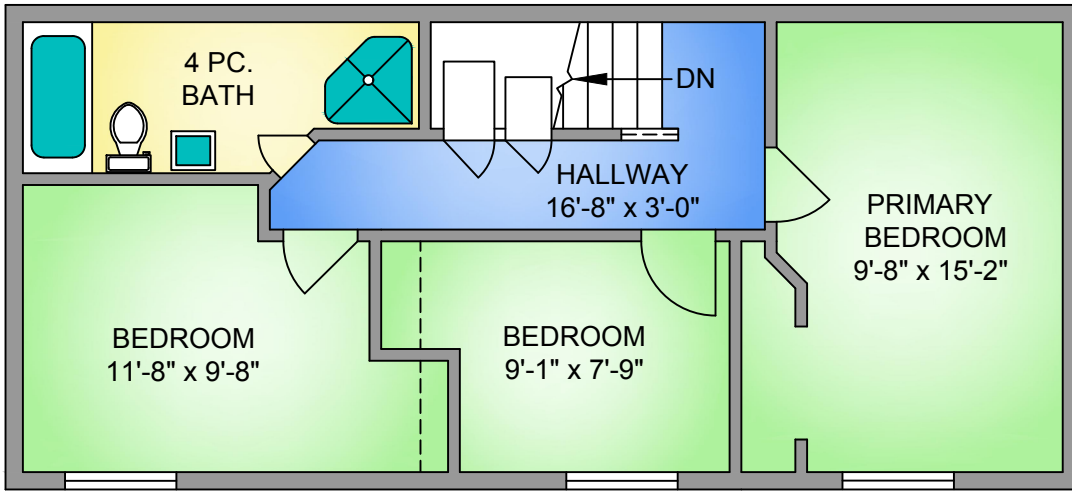
Cool: None
Heat: Baseboard, Electric
Roof: Membrane
Fndn: Poured Concrete
Accss:

Lot/Strata Information

Prk Type: Guest, Open
Water: Municipal **Waste:** Sewer Connected
Lot Feat: Easy Access, Family-Oriented Neighbourhood, Landscaped,
Complex:
SqFt Balc: **StrLots/Cplx:** 36 **Prk Tota:** 1
SqFt Prk: **Bldgs/Cplx:** 36 **Prk Cm Prp:** 1
SqFt Pat: **Suites/Bldg:** 4 **Prk LCP:** 0
SqFt Strg: **Floors/Bldg:** 2 **Prk Str Lot:** 0
Gnd/Top?: **Lvl/Suite:** 2 **Str Lot Incl:** Private Garden
Shrd Am:

Dims (w/d): **Waterfront:**
View:
Services:
Rent Alld?: Some Rentals: up to 5 units
Yng Ag Alld? 0
Pets Alld?: Aquariums, Birds, Caged Mammals, Cats, Dogs, Nurr
BBQs Alld?: Yes
Unit Incl: Caretaker, Garbage Removal, Pest Control, Recycling

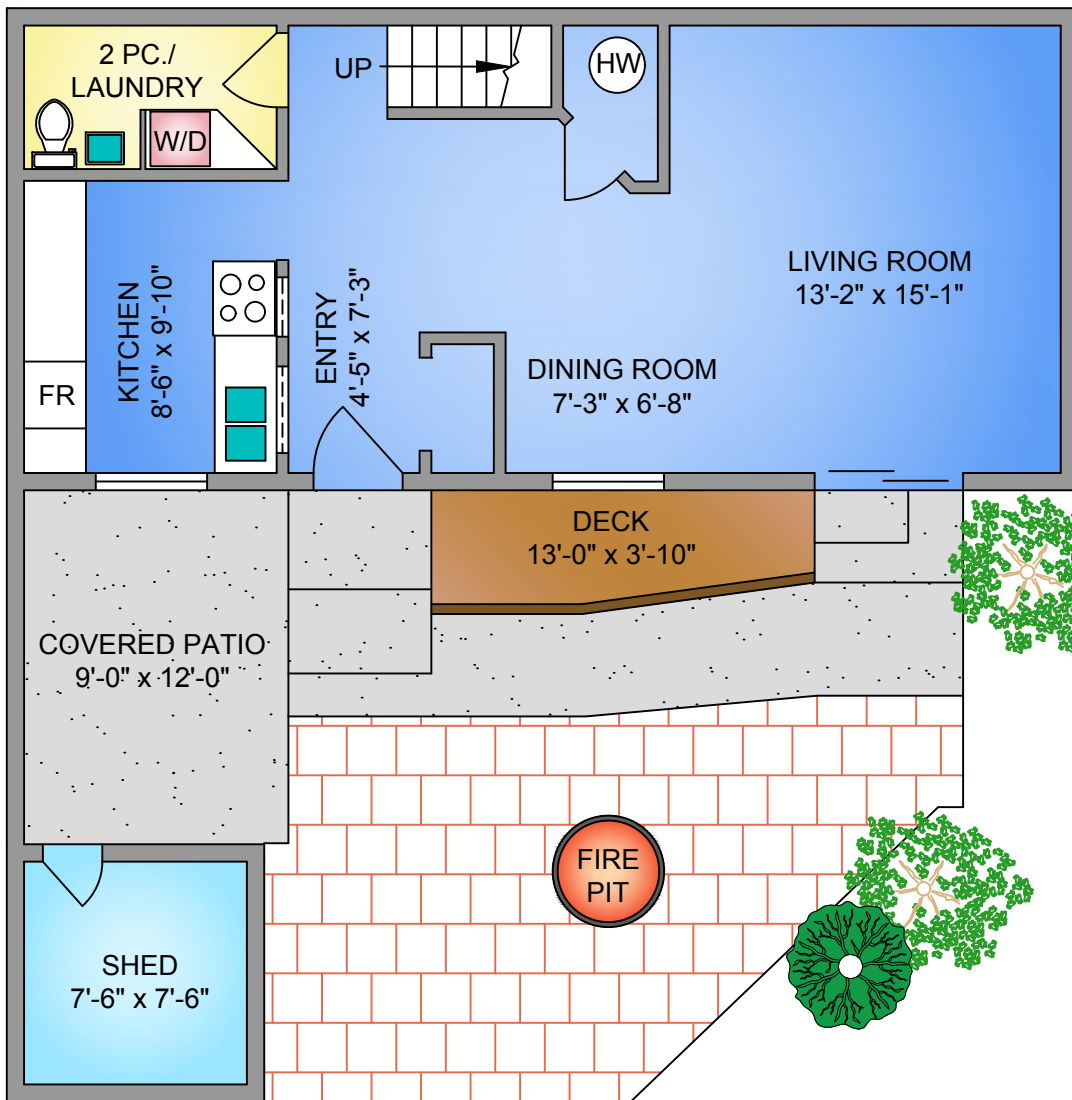




UPPER FLOOR

585 SQ. FT.

7'-8" CEILING HEIGHT

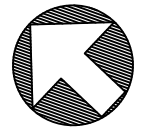


MAIN FLOOR

585 SQ. FT.

8'-0" CEILING HEIGHT

NORTH



15-3208 GIBBINS ROAD
MARCH 1, 2022
PREPARED FOR THE EXCLUSIVE USE OF DAN JOHNSON.
PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.

FLOOR	TOTAL	AREA (SQ. FT.)	
		FINISHED	DECK / PATIO
MAIN	585	585	525
UPPER	585	585	-
TOTAL	1170	1170	525



Identify [Close]

Identify Results

Results found: 5 [Clear](#)

House 1: 15-3208
House 2:
Street Name: GIBBINS RD
Level:
PID: 000142697
Folio: 03500-150
Lot: 15
Plan: VIS51
Non-Legal Description: SL 15 PL VIS51
Approx Acre: 0.01
Approx Hectare: 0.01
Approx m2: 53.51
Section: 17
Range: 4
Land District: Quamichan
Zoning: R6
Split Zoned: NA
Map Grid: C-03

Click to add a point

123.732 48.781 Degrees



Residential Townhouse Zone (R6)

Permitted Uses

- 61 (1) The permitted uses for the R6 zone are as follows:
- Home-based Business
 - Single-Family Dwelling (subject to the provisions of the R3 zone)
 - Townhouse
 - Two-Family Dwelling [BL3383]

Minimum Lot Size

- (2) The minimum lot size for the R6 zone is 1,170 m² (12,594 sq. ft.). [BL3083]

Minimum Frontage

- (3) The minimum permitted frontage for the R6 zone is 30 m (98.43').

Density

- (4) The maximum permitted density for the R6 zone is as follows:
- (a) One dwelling unit per 390 m² (4,197.93 sq. ft.) of lot area (25 units per hectare). [BL3383]
 - (b) The maximum permitted floor space ratio for the R6 zone is 0.5:1.

Maximum Lot Coverage

- (5) The maximum permitted lot coverage for the R6 zone is 30% of the lot area.

Minimum Setbacks

- (6) The minimum permitted setbacks for the R6 zone are as follows:
- (a) Principal Buildings
 - Yard, Front, 6.0 m (19.68')
 - Yard, Side, 3.0 m (9.84')
 - Yard, Rear, 8.0 m (26.25')
 - (b) Accessory Buildings and Structures (Excluding Fences)
 - Yard, Front, 6.0 m (19.68')
 - Yard, Side, 1.0 m (3.28')
 - Yard, Rear, 1.5 m (4.92')
- (6.1) The minimum permitted setback from the vehicle entrance of a principal or accessory building to a public road other than a lane is 5.8 m (19.03'). [BL3150]

Maximum Building Height

- (7) The maximum permitted building heights for the R6 zone are as follows:
- (a) Principal Buildings, 9.0 m (29.53')
 - (b) Accessory Buildings, 5.0 m (16.40')

Minimum Separation Between Buildings on the Same Lot

- (8) The minimum permitted separations between buildings on the same lot for the R6 zone are as follows:
- (a) From windows to habitable rooms, 12.0 m (39.37')
 - (b) Between walls and all other windows, 6.0 m (19.69')
 - (c) Between walls, 4.0 m (13.12')

Landscaped Open Space

- (9) In the R6 zone, 30% of the lot area shall be provided and maintained as landscaped open space.

Recreation Area

- (10) In the R6 zone, 4.5% of the lot area shall be designated and developed for recreational use. Such recreation area shall:
- (a) have a minimum area of 40 m² (430.60 sq. ft.);
 - (b) be located in the rear of the front line of the building(s); and
 - (c) be located not closer than 6.0 m (19.68') to any dwelling unit.

Conditions of Use

- (11) The conditions of use for the R6 zone are as follows:
- (a) No fences over 1.2 m (4.00') in height are permitted in the required yards, front.
 - (b) No fences over 2.0 m (6.56') in height are permitted in the required yards, or rear.
 - (c) In no situation shall a fence be greater than 2.0 m (6.56') in height.
 - (d) Common garbage receptacles/bins must be enclosed by walls or decorative fencing for the purposes of screening.
 - (e) Parking spaces must be separated from any walls of the building(s) which contain windows by a minimum of 4.0 m (13.12').
 - (f) The total number of dwelling units in the form of two-family dwellings, shall not exceed 15% of the total number of dwelling units for the whole development. [BL3383]

15-3208 GIBBINS RD DUNCAN V9L 1G8

Area-Jurisdiction-Roll: 04-315-03500.150



Total value **\$326,800**

2022 assessment as of July 1, 2021

Previous year value \$242,600

Property information

Year built	1970
Description	Strata Townhouse
Bedrooms	3
Baths	2
Carports	
Garages	
Land size	
First floor area	
Second floor area	
Basement finish area	
Strata area	1,152
Building storeys	2
Gross leasable area	
Net leasable area	
No. of apartment units	

Legal description and parcel ID

Strata Lot 15 Plan VIS51 Section 17 Range 4 Land District 45 & SEC 18; TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

PID: 000-142-697

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width
Length
Total area

Register with BC Assessment



Search properties on a map



Compare property information and assessment values



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PROPERTY INFORMATION

General Property Information

Civic Address:	15-3208 GIBBINS RD
Folio:	03500-150
LTO Number:	CA1844625
PID:	000-142-697
MHR Number:	
Status:	Active
Property No:	103524
Legal:	LOT 15 SECTION 17 RANGE 4 QUAMICHAN PLAN VIS51 & SEC 18; TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1..

Property Attributes

Title	Value	Description
BCAA		
MANUAL CLASS	D701	Strata Townhouse
ACTUAL USE	039	ROW HOUSING(SINGLE UNIT OWNER)
FIRE AREA	SOUTH END	
CURBSIDE PICKUP		
GARBAGE SCHEDULE		
ZONING		

Property Tax Levies and Assessments Summary

Year	Notice Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2022		Reg	0.00	1	256,000	70,800	326,800	326,800
2021	May 19, 2021	Reg	2,026.79	1	190,000	52,600	242,600	242,600
2020	May 25, 2020	Reg	2,144.88	1	197,000	52,600	249,600	249,600

Licensing Information

There is no licensing account information for this property.

Community Development

There is no community development information for this property.

Please Note: This statement is issued in accordance with Community Charter Section 249 - Certificate of Outstanding Taxes. Under 249(3), an error in a statement or certificate given under this section does not subject the municipality to damages. This property may be subject to other charges or fees.



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